

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****JULY 13, 2011**

APPEAL #19110 – Hyung Ryul Shoi, variances 70-125 and 70-215 to permit the construction of a single-family dwelling with frame construction in a business zone – not a permitted use; N/side #16 Arleigh Dr., 90.53' W/of Willis Ave., Albertson, Sec. 7, Blk. 76, Lots 26-28, B-A & R-B Districts.

APPEAL #19111 – Richard David/Pequa Permits, variances 70-49.B and 70-49.C to permit the erection of a sunroom exceeding the permitted gross floor area and lot coverage; W/side #33 Redwood Rd., 94' N/of Maple Dr., New Hyde Park, Sec. 8, Blk. 211-04, Lot 120, R-C District.

APPEAL #19112 – Brian Houst, variance 70-100.2.A(2) to permit the maintenance of a fence within a required front yard setback; S/W/cor #112 Old Farm Road South and Maple Dr., New Hyde Park, Sec. 8, Blk. 219, Lot 3, R-C District.

APPEAL #19113 – Liming Shi, variance 70-100.2.A(4) to permit the maintenance of a fence exceeding the permitted height; W/side #43 Emmet St., 485' N/of Hillside Ave., New Hyde Park, Sec. 9, Blk. 81, Lot 43, R-C District.

APPEAL #19114 - 433 Main Street Realty, LLC, variances 70-148.5.B, 70-148.11.C, 70-148.12.A, 70-203.U(3)(c), and 70-231 to permit the construction of a mixed use building with subsurface parking exceeding the permitted dwelling unit density, number of stories, height and with insufficient minimal vertical distance to the groundwater table & parking spaces without direct access to the street; W/side #433 Main St., 1195' N/of Pine Dr., Port Washington, Sec. 5, Blk. C, Lot 430, B-W District.

APPEAL #19116 – Rob's Yogurt 4-Lake Success, Inc., conditional use 70-114.1 to permit alterations to an existing retail space for a conversion to a food use; S/side #1526 Union Tpke., 696.16' E/of Claudy Ln., New Hyde Park, Sec. 8, Blk. 235, Lots 56 and 57A, B-AA District.

APPEAL #19117 – 705 Donuts, LLC, conditional use 70-126 to permit alterations to an existing restaurant for a conversion to a new food use; N/side #705 Old Country Rd. between Arlington St. and Barrington St., Westbury, Sec. 10, Blk. 164, Lot 61, B-A District.

APPEAL #19118.A – 7 Eleven, Inc./Howard Development LLC, conditional use 70-126.F to permit alterations to an existing retail space for a conversion to a convenience store; S/side., #164 Northern Blvd. between Belmont Rd. and Jayson Ave., Great Neck, Sec. 2, Blk. 71, Lot 1, B-A District.

APPEAL #19118.B – 7 Eleven, Inc./Howard Development LLC, variance 70-196.J(2)(c) to permit the erection of a ground sign within a required front and side yard setbacks; S/side., #164 Northern Blvd. between Belmont Rd. and Jayson Ave., Great Neck, Sec. 2, Blk. 71, Lot 1, B-A District.

APPEAL #19119 – Hooshasg Sohayegh, variances 70-50.C, 70-52.3.A, 70-100.1.D and 70-101.B to permit the erection of a new single family dwelling; S/W/cor #3 Elliott Pl. and Maple St.,

Roslyn Heights, Sec. 7, blk. 49, Lots 806-807, R-C District.

APPEAL #19120 – Amalia Bournias/Brunina Pino, conditional use 70-126.F and variance 70-138(A) to permit the conversion of an existing retail space into a cake decorating shop; S/side #142 Main St., 92.74' E/of Monroe St., Port Washington, Sec. 5, Blk. 38, Lots 3 & 11, B-B District.

## **ADJOURNED CASES**

APPEAL #19092 – Matthew Korn, R.A./J. Golan, variance 70-50.C to permit the erection of a new one family dwelling into a required front yard setback; W/side #22 Meadow Dr., 210' N/of Lea Pl., Albertson, Sec. 7, Blk. 212, Lot 17, R-C District.

APPEAL #19099 – Peter Witting, variance 70-52 to permit the maintenance of a deck in a required rear yard setback; W/side #14 Lincoln Pl., 50' S/of Van Buren St., Port Washington, Sec. 5, Blk. 40, Lot 51, R-C District.

APPEAL #19100 – Christopher Cavallaro, variance 70-49.C to permit an addition and alteration to an existing one family dwelling exceeding the permitted gross floor area; E/side #60 Gerard Ave., 360' S/of Evans St., New Hyde Park, Sec. 8, Blk. 114, Lots 8-12, R-C District.

APPEAL #19102 – Grace Mosca, variances 70-51.A, 70-52, and 70-100.1.A to permit the maintenance of a deck within a required side and rear yard setback, and exceeding the permitted rear yard coverage; N/side #49 Tenaflly Dr., 465.33' W/of Devonshire Dr., New Hyde Park, Sec. 9, Blk. 511, Lot 18, R-C District.

APPEAL #19104 – Claude Scudder, conditional use 70-231 and variance 70-100.2.A.4(b) to permit the conversion of a single family dwelling to a mother/daughter use and the maintenance of a fence exceeding the permitted height; S/side #1030 Maple Ln., 214.81' W/of Center Dr., New Hyde Park, Sec. 9, Blk. 579, Lot 13, R-C District.